
S-3834
RIVER VALLEY MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
June 15, 2006

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner River Valley LLC, represented by Brian Keene and his surveyor, Timothy Beyer of Vester & Associates, is seeking approval of a 4-lot subdivision (plus one outlot for property between the highway and the river) on 3.91 acres located between North River Road (SR 43 N) and Happy Hollow Road (SR 443) on property just north of the Merou Grotto located in West Lafayette, Wabash 17 (NW) 23-4.

AREA ZONING PATTERNS:

Most of the property is zoned R1, as is all surrounding land to the north, west, and south. The area on both sides of North River Road near the bottom of the hillside is zoned FP as is typical of all properties along SR 43.

The site in question is a parent tract that has four available development rights. Three of the four proposed lots are flag lots with all four lots sharing a single driveway.

AREA LAND USE PATTERNS:

The site, which is unimproved, is extremely wooded and dramatically sloped. From Happy Hollow Road to North River Road, this property's elevation drops approximately 175'.

The land to the south is the home of the Merou Grotto; other than this private hall, properties to the north and south of this site are used as large-lot residential. The Wabash River borders the east property line; to the west are the single-family homes that line Happy Hollow Road.

TRAFFIC AND TRANSPORTATION:

Both Happy Hollow and North River Road are classified in the *County Thoroughfare Plan* as urban secondary arterials. The *Plan* requires urban secondaries to have 35' of half-width right-of-way or 70' full-width. The submitted sketch plan shows 40' along Happy Hollow Road and 80' along SR 43, which is the rural secondary requirement. Petitioner can choose to reduce the rights-of-way or leave the rights-of-way as shown on the sketch plan.

A single winding driveway that would serve all four lots has been shown from the SR 43 frontage. A condition has been added regarding the availability of access for these proposed lots. An issued permit for the drive location from INDOT must be received prior to recordation of the final plat. A "no vehicular access" statement should be

platted along Happy Hollow Road and along North River Road except for the approved driveway location.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

There is an existing available sanitary sewer on the east side of SR 43N; petitioner is planning on constructing a private sewer line to serve these lots that will tie into the existing public sewer. Indiana-American has a water line along Happy Hollow Road, which because of the topography, the proposed lots will be unable to utilize. Petitioner is planning on each lot having individual water wells.

The soils on site are mainly Strawn-Rodman complex which, according to the Soil Survey of Tippecanoe County, is not well suited to construction. Because of the poor soils and severe slope, an approved erosion control plan will be a condition of approval. The West Lafayette City Engineer, who was unavailable at the time this report was being written, may require additional conditions regarding home construction on this site. If so, a revised staff report will be distributed at the meeting.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; the special 100' setback along North River Road has been shown. No buffering is required on site. Lot widths and areas are sufficient.

The Flood Plain shown on the sketch plan does not agree with the Flood Plain zoning district boundary shown on the West Lafayette zoning map. A Flood Plain certification should be done in conjunction with the final plat.

STAFF COMMENTS:

At the sketch plan review meeting, a representative from the West Lafayette Fire Department had concerns regarding the difficulties his department would face fighting a fire on this steeply sloped property with no fire hydrants located nearby. At the time this report was being written, discussions between the fire department and petitioner's surveyor were still underway. If this issue is not resolved, this case will need to be continued. If construction of a new public water line is the only solution, this subdivision would no longer be able to be a minor subdivision request and would have to be heard as a major.

STAFF RECOMMENDATION:

Continuance, if the fire safety issue is not resolved to the West Lafayette Fire Department's satisfaction, or if it is resolved satisfactorily, staff recommends conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the SR 43 N and SR 443 N right-of-way lines.

2. An issued permit for the drive location from INDOT must be received prior to recordation of the final plat.
3. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
4. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
5. All required building setbacks shall be platted.
6. The West Lafayette corporation line shall be labeled.
7. The Regulatory Flood Elevation and Boundary for the Wabash River Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-26-17.
8. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the West Lafayette City Engineer.
9. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

10. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
11. The purpose, ownership and maintenance of Outlot A.

PDRS

R1

PDRS

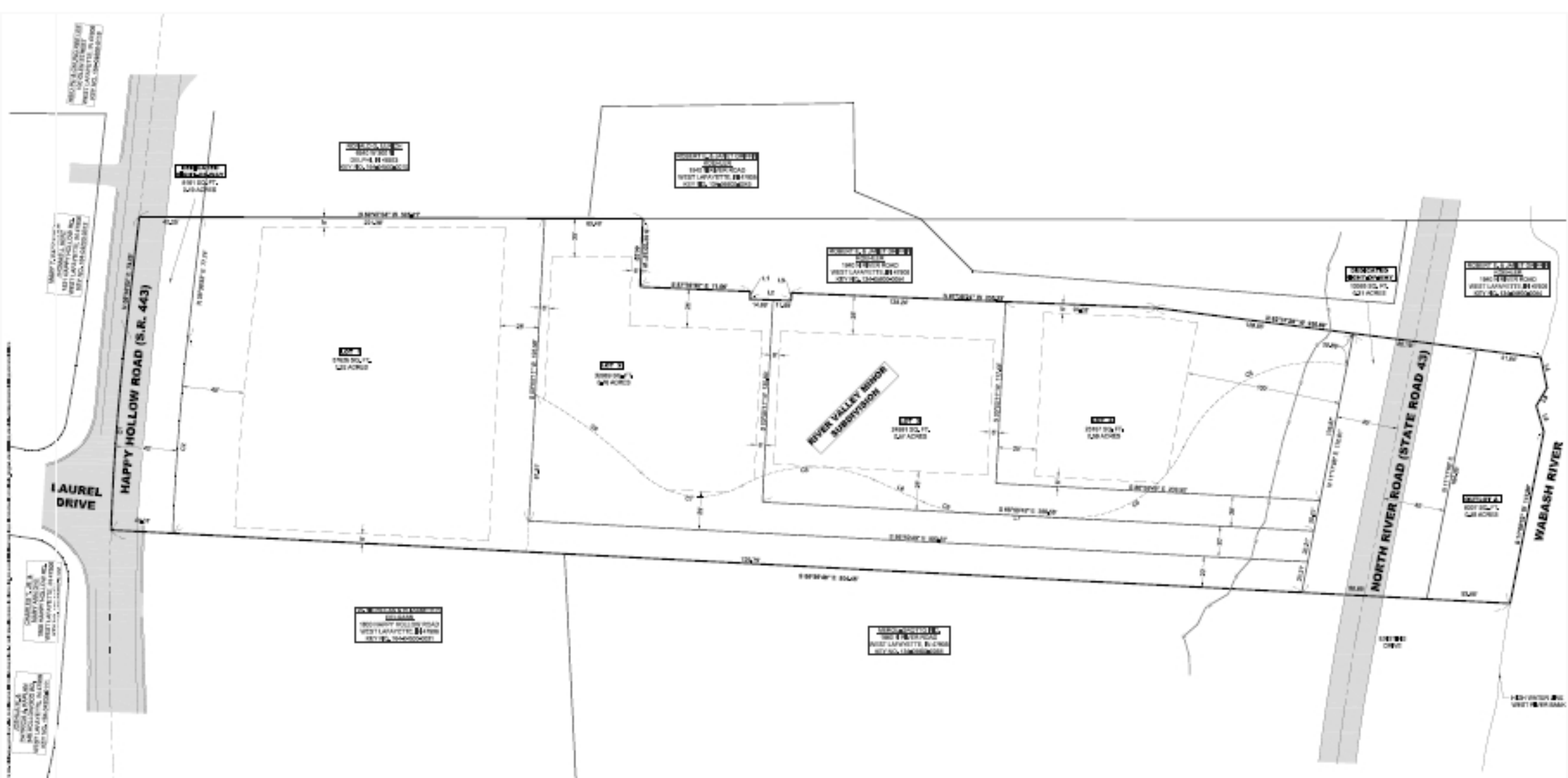
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R1

R1

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LAUREL DRIVE

HAPPY HOLLOW ROAD (S.R. 443)

NORTH RIVER ROAD (STATE ROAD 43)

WABASH RIVER

RIVER VALLEY MANOR
SUBDIVISION

SECTION 16, T4N, R4E, S4W
1840 WEST RIVER ROAD
WEST LAFAYETTE, IN 47906
100 ACRES

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